



Oaklands
Wreningham | Norfolk | NR16 1AT

HOW GREEN YOU ARE



“This handsome modern property sits in a superb position within the delightful village of Wreningham, walking distance from amenities, with a lush, long garden stretching out behind and views across open farmland to the front. In the same ownership for many years, it’s been extended, upgraded and improved and is a wonderful home and a great place in which to raise a family.”



KEY FEATURES

- Detached Five Bedroom Family Home
- Kitchen/Breakfast Room
- Four Reception Rooms and ground floor Cloakroom
- Five Bedrooms and Three Bathrooms (two with en-suite)
- Plot measuring approx. 1.25acre STMS
- Private Garden and Garage
- Total Accommodation extends to 2495sq.ft
- Energy Rating D

Enormously flexible and so well maintained, this family home comes to the market with no work to do, so you can enjoy it all right from the start. Part open plan, it offers room for socialising and for gathering together but it also has more intimate spaces where you can get away from it all. With beautiful views and idyllic surroundings, it's both welcoming and relaxing. In the heart of the countryside, part of the community and within easy reach of Wymondham and Norwich, this home has so much to recommend it.

Putting Down Roots

This has been home to the owners for 38 years – and a very happy home at that. Moving into the area for work, they fell in love with the location of the house and chose this as the place where they would raise their three children. Over the years, they have made a number of improvements, extending to one side to create additional bedrooms and receptions, as well as adding a conservatory to the front. They've celebrated birthdays, Christmases, hosted their now adult children who visit with their own families – and it's worked really well for every occasion.

Family Friendly

You enter through the conservatory, facing south on the front of the house. The owners often sit in here with a coffee, especially in spring or autumn when it's not quite warm enough to be outside. You can see out over the front garden, you're nice and private and it's a lovely spot. Coming in to the main part of the house, the main sitting room is on the right, running the full length of the house. A large window frames views to the front, while the back opens onto the garden. There's a feature brick chimneybreast adding a cosy touch, with a woodburner for winter nights. The house offers a great balance of open plan living with separate spaces. The hall is open to the kitchen, which in turn is open to a dining room at one end and a snug at the other. This makes for a great family area where everyone can hang out.





KEY FEATURES

There's a useful additional reception, perhaps a playroom or home office, as well as a study tucked away at the rear of the house. Upstairs, the extension has added a further two double bedrooms, so you have five bedrooms altogether, two of which are en-suite and all of which have a lovely outlook.

Wander Through The Woods

During their time here, the owners have purchased additional land at the end of the garden and planted an area of woodland that has now matured. The result is a wonderfully private garden that's also full of interest. There are several seating areas, taking advantage of the different parts of the garden, including a summerhouse part way down and a patio for al-fresco dining. The owners' grandchildren love visiting and making dens in the wood. You certainly can have great fun here. A footpath takes you to nearby Longs Wood for more walks, and the owners also enjoy a stroll into Fundenhall and a visit to the café there. You can walk among the bluebells at nearby Ashwellthorpe – there are so many lovely places where you can immerse yourself in nature. The village is small but friendly, with an Outstanding primary school, a village hall with a social club and bar, plus a popular pub serving excellent food. You'll find everything you need in nearby Wymondham or just up the road in Norwich.

























INFORMATION



On The Doorstep

Wreningham is situated in a peaceful rural environment just off the A11. The market town of Wymondham is 4 miles away and provides a large range of amenities including supermarkets, excellent schooling and a station with trains to Norwich and Cambridge.

How Far Is It To?

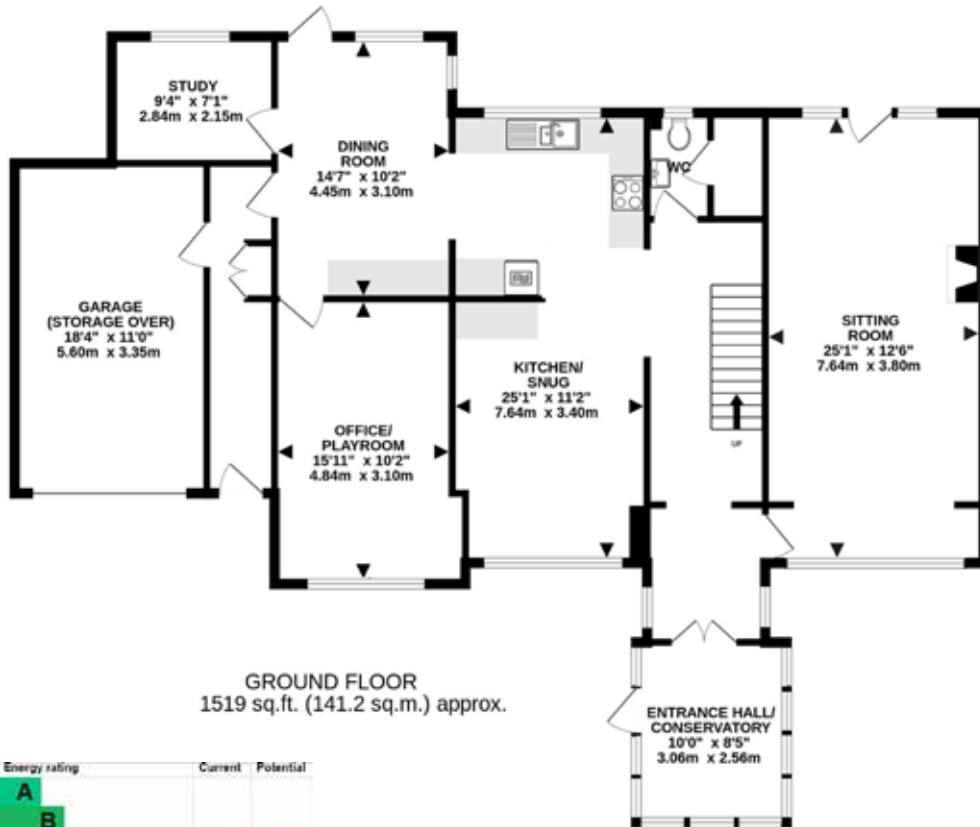
The Cathedral City of Norwich is 9 miles to the north with its International Airport and ever increasing shopping facilities including Chantry Place , private schools and the University Hospital at Colney. From the market town of Diss (14 miles) there is a direct main line rail link to London Liverpool Street. The historic city of Cambridge is one hour to the south with its famous university. A little further afield are the famous Norfolk Broads (45 mins) and the popular North Norfolk Coast (one hour) with its quaint villages and sandy beaches.

Services, District Council

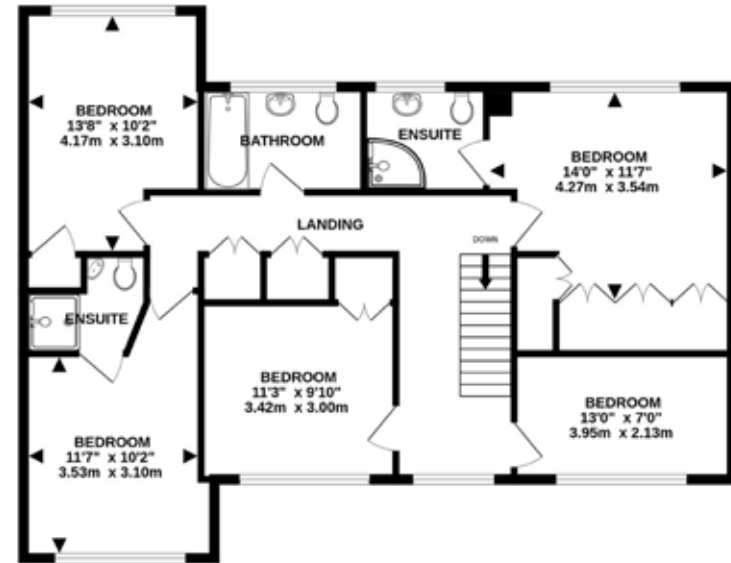
OFCH, Mains - Water & Drainage
South Norfolk Council
Council Tax Band G

Tenure

Freehold



GROUND FLOOR
1519 sq.ft. (141.2 sq.m.) approx.



1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.

Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		89 D	79 C

TOTAL FLOOR AREA : 2495 sq.ft. (231.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

